

## **\$304,999 - 12709 126 Street, Edmonton**

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MLS® #E4443700

**\$304,999**

3 Bedroom, 2.00 Bathroom, 746 sqft

Single Family on 0.00 Acres

Calder, Edmonton, AB

Attention investors & first time home buyers.  
Small charming bungalow situated on a  
50X125 corner Redevelopment lot. Long term  
rental with great cashflow.

Built in 1949

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443700               |
| Price          | \$304,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 746                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12709 126 Street |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |



Postal Code T5L 0X9

### **Amenities**

Amenities See Remarks  
Parking Single Garage Detached

### **Interior**

Appliances Refrigerator, Stove-Electric  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco  
Exterior Features See Remarks  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 21st, 2025  
Days on Market 15  
Zoning Zone 01

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